



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
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Memorandum

To: Planning Commission
From: Kimberly Brandt, Director
Date: February 28, 2013
Re: Upcoming Major Projects

With the completion of the Planning Commission's review of the Uptown Newport project, I thought it was a good time to inform you of upcoming projects that will require your review and action. The major projects are described below as well as a tentative schedule identified. Please note that the project details and schedule information are subject to change.

1. Housing Element

Although the City recently adopted a Housing Element that was found to be in compliance with State law, it is once again time to submit a draft Housing Element to the State of California Department of Housing and Community Development for review and approval.

Staff will be bringing the draft document to the Planning Commission for consideration in April 2013.

2. Telecom Ordinance Update

The draft ordinance has been initially reviewed by the Planning Commission and we will be bringing it back to a Planning Commission study session on April 4, 2013.

3. Back Bay Landing GPA and EIR (300 East Coast Highway)

This project includes several discretionary actions, including a General Plan amendment. It may include up to 61,534 square feet of visitor-serving retail/restaurant/marine boat sales, rental and service repair and recreational commercial (kayak and stand up paddle board [SUP] rentals); a new 32,500-square-foot, full-service enclosed dry stack boat storage structure (up to a maximum of 140 boat spaces) and launching facilities; as well as a maximum of 49 residential units within a maximum of 85,644 square feet integrated in

either two levels of residential over ground floor commercial uses. Planning Commission public hearings may begin in August 2013.

4. Balboa Village Master Plan Commercial Parking District Establishment and Residential Overnight Parking Permit Program

The Balboa Village Advisory Committee is overseeing a work effort to establish the parameters of a commercial parking district for Balboa Village as well as a residential overnight parking permit program. A consultant has been retained to conduct field surveys during this Spring and Summer. The two programs are scheduled for review and action by the Planning Commission in October 2013.

5. Draft Local Implementation Plan

In order for the City to obtain a Coastal Commission-certified Local Coastal Plan, the City must adopt a Local Coastal Implementation Plan. This is the companion “zoning” document to the City’s Local Coastal Land Use Plan. Staff has commenced this work effort and is scheduling the first meeting with the General Plan/Local Implementation Committee for April 2013.

6. Lido Villas Project in Lido Village

This project is located at 3303 and 3355 Via Lido and consists of 23 townhomes. Several discretionary actions are requested, including a General Plan amendment. We expect that the Planning Commission will review this project in June 2013.

7. Newport Harbor Yacht Club (720 W Bay Avenue)

This project involves the demolition of the approximately 20,500-square-foot yacht club and construction of a new 23,163-square-foot facility on the same footprint as the existing building. Multiple discretionary actions are required, including a general plan amendment and rezone. A very tentative Planning Commission review date is August 2013.

8. City Hall Re-Use Project (3300 Newport Boulevard)

The Request for Proposals has been distributed to six development teams; we anticipate that the City Council will select a development team in May 2013. The proposed project site design review may be ready for the public hearing process in late 2013/early 2014.

9. ExplorOcean in Balboa Village

This application is pending but is anticipated to be submitted to the City in the near term. An Environmental Impact Report will most likely be required; therefore, public hearings would not begin until 2014.

10. Koll Center Newport Project in the Airport Area

During the review of the Uptown Newport project there was discussion as to what might occur on the adjacent Koll Center property. The application is incomplete, but the development proposal includes up to 260 residential units and 3,400 square feet of retail commercial uses. A Draft Environmental Impact Report is required, and a very tentative date for Planning Commission review is April/May 2014.